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OFFERS OVER £350,000

# Berkhamsted

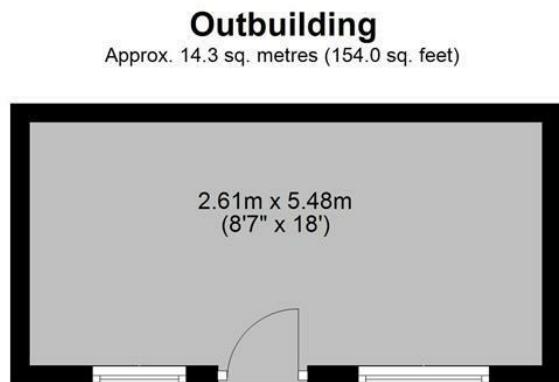
OFFERS OVER

£350,000

Located in a peaceful traffic free location in the heart of Potten End village, only 5 minutes drive from central Berkhamsted. A rarely available character cottage which has a useful brick built outbuilding which could easily be converted into a holiday let or annex (STNP) and offered for sale with a complete upper chain.



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B	93	
(81-91) B	C		
(69-80) C	D	66	
(55-68) D	E		
(38-54) E	F		
(21-38) F	G		
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
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EU Directive 2002/91/EC			





A delightful character cottage located in a lovely backwater location in the heart of the village.



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#### The Cottage

This well presented cottage is offered for sale with a complete upper chain and has a number of character features. The living room is positioned at the rear of the property overlooking the pretty and enclosed rear garden and has a cast iron open grate fireplace. From the living room a door leads to the kitchen which has been refitted with a comprehensive range of cottage style base and eye level units with butchers block work tops over. There is a door opening to the front and stairs rising to the first floor landing where a door opens to the bathroom. Another door opens to a good size double bedroom with window to the rear and door opening to the bathroom.

#### Garden & Outbuilding

The rear garden is fully enclosed by fencing with a gate providing pedestrian access to the side. The garden is mainly laid to flagstones with several areas laid to artificial grass. There are two brick enclosed boarders to one side and a door opening to a useful brick built outbuilding with power and light and providing possibilities (STNP) to be converted into an annex which could make an ideal air bnb or holiday let, a gym, treatment room or home office - the possibilities are endless!



#### The Location

Potten End is a village in west Hertfordshire, England. It is located in the Chiltern Hills, two miles east-north-east of Berkhamsted, three miles north west of Hemel Hempstead and two miles south east of the National Trust estate of Ashridge. Nearby villages include Nettleden, Great Gaddesden and the hamlet of Frithsden. The joint Parish Council for Nettleden with Potten End CP 1 administers under Dacorum Borough Council.

At the centre of the village there is a Green and pond. The village largely comprises residential properties, together with Holy Trinity Church; 3 a primary/junior school Potten End First School; 4 a village shop; and two public houses, Martin's Pond and The Plough. A number of small businesses are also based in the village. Recreational facilities include cricket and football fields, bowls club and a children's grassed play area. A Village Hall provides community use for a wide variety of regular and special events.

#### Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
  2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
  3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person.
- Unfortunately we will not be able to progress negotiating any offer unless we have ID, completed AML checks and proof of funds.

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